

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		ORCHARD TERR, ARLINGTON

OWNERSHIP

Unit #:2

Owner 1: ENYINNA ONYEKACHI

Owner 2:

Owner 3:

Street 1: RUA SOUSA MARTINS 9-4B

Street 2: LISBOA 1050-217

Twn/City: PORTUGUAL

St/Prov: Cntry Own Occ: N

Postal: Type:

PREVIOUS OWNER

Owner 1: PETERSSON JOHN -

Owner 2: HUMENUK ALISON -

Street 1: 17 ORCHARD TERRACE #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 3900 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7051																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	886,100	3,300		889,400		147157
							GIS Ref
							GIS Ref
Total Card	0.000	886,100	3,300		889,400	Entered Lot Size	
Total Parcel	0.000	886,100	3,300		889,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 228.05		/Parcel: 228.05		Land Unit Type:	Insp Date
							07/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	886,100	3300	.		889,400		Year end	12/23/2021
2021	102	FV	859,600	3300	.		862,900		Year End Roll	12/10/2020
2020	102	FV	846,300	3300	.		849,600	849,600	Year End Roll	12/18/2019
2019	102	FV	733,800	3300	.		737,100	737,100	Year End Roll	1/3/2019
2018	102	FV	544,800	3300	.		548,100	548,100	Year End Roll	12/20/2017
2017	102	FV	419,700	3300	.		423,000	423,000	Year End Roll	1/3/2017
2016	102	FV	419,700	3300	.		423,000	423,000	Year End	1/4/2016
2015	102	FV	387,800	3300	.		391,100	391,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSSON JOHN,	69386-214		6/5/2017		980,000	No	No		
PETERSSON JOHN,	59043-483		5/7/2012	Convenience		1	No	No	
MUGICA ALICE M	52553-343		4/10/2009		380,000	No	No		
MUGCIA ALICE	24863-9		9/19/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2016	1478	Add Bath	4,300	O				add 3/4 bath
12/3/2013	1756	Manual	1,800	C				
7/10/2013	1048	Manual	2,200	C				
4/23/2009	263	Redo Kit	5,600					

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2021	Mail Update	JO	Jenny O
7/12/2018	Measured	DGM	D Mann
7/17/2017	Meas/Inspect	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/10/2009	MLS	MM	Mary M
6/6/2000	Inspected	264	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____



USER DEFINED

Prior Id # 1:	147157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	23:57:36

LAST REV

Date	Time
11/22/21	15:22:18

jorourke
4042

